

MINUTES OF THE CRYSTAL COVE RESORT HOA
BOARD OF DIRECTORS MEETING
WEDNESDAY JUNE 25TH 2014

The Board of Directors of the Crystal Cove Resort Homeowners Association held their Board Meeting on Wednesday June 25th 2014 at the Crystal Cove clubhouse.

Present were Board members, Dona Bluteau, Raissa Magalhaes and Bernard Thillet. Also present Mark Hills LCAM and Martyn Thorley LCAM of Association Solutions and a number of homeowners.

Call to Order

A quorum being present, the meeting was called to order at 6.31pm.

Review and Approval of Minutes

As this is the first Board meeting following turnover there are no minutes to be read.

Financial/Management Reports

Mark Hills reviewed the May 2014 Financials on a line by line basis with the Board. Upon motion duly made by Dona Bluteau and seconded by Bernard Thillet, the May 2014 Financial Statements were unanimously approved.

Old Business

There is no old business

New Business

Parking: Martyn Thorley went through the parking regulations in the community and confirmed that vehicles may only park inside the garage or on the driveway and must not be on the sidewalk or street. Raissa Magalhaes asked if it was possible to use the parking spaces at the clubhouse when residents have family visiting and Martyn explained that it was not possible to use those spaces unless the person was using the clubhouse facilities. As many residents will have family visiting on July 4th the Board did decide that Towing in the community will be suspended for 24 hours on that day and Bernard Thillet said that the Board will look at other days when they may do the same.

L-Shaped Fences: An owner in the community had appealed to the Board against the decision to ask him to remove or repaint his L-shaped fence as it did not comply with the ARB regulations. The Board unanimously decided to deny his appeal, but did agree to allow the owner until the end of October to remove the fence, when he will be visiting his home, to resolve the issue.

Trash Cans: Martyn explained that a lot of owners are placing their trash cans on the side of their home in contradiction of the community documents that state that they must be placed out of sight on non-collection days. The Board unanimously agreed to delay enforcing this regulation until January 1st 2015 to allow homeowners time to make the necessary alternative arrangements.

Irrigation: The landscapers currently mow the yards in the community on a Wednesday and have asked that if owners do have their irrigation running in the morning that day that they ensure that it is off by 7am. The Board decided that it would be a good idea to send out a newsletter to all owners giving this information, along with other useful community news and requested the management company to arrange this.

Clubhouse:

Signs: Martyn said that further signs were needed for the clubhouse and pool area to inform people about the rules for smoking, alcohol, pets etc and the Board agreed to purchase the necessary signs.

Trash cans: The Board also decided to purchase two trash cans for the pool area as there are none at present.

Faucets: Last week someone broke one of the faucets on the outside of the clubhouse and may have been stealing water. The Board agreed to purchase locks for the faucets.

Pool Furniture: Raisa Magalhaes suggested the possibility of upgrading the pool furniture to a higher quality product. Martyn said that the problem with this is that as the area is so open, when the storms come the furniture is picked up, smashed against the pool fence, or is thrown over it and breaks.

Dona Bluteau asked how often the cleaner came and Mark Hills said 3 times per week. Bernard Thillet asked how often the pool was cleaned and Mark said 4 times per week.

Dona also asked if people were using the clubhouse manager Wendy to answer queries etc. Martyn replied that she was only there for one hour each day and people did come to the clubhouse to ask things.

Dog Poop: Dona Bluteau mentioned that the landscapers had said that people were not picking up after their pets and this was causing a problem in the area around the clubhouse and playground areas. The Board agreed to purchase signs to place in these areas reminding residents that it is the law in Florida to pick up after your pet.

Open Forum:

A homeowner asked when the missing sidewalk on Blue Diamond Street would be installed. Mark Hills said that he expected this to be completed within the next two weeks.

Dona Bluteau asked when the broken sidewalk on Blue Diamond St would be replaced. Mark said that he would contact the developer to chase this with KB Homes.

A homeowner said that he had seen people speeding in the community and asked what could be done about this. Martyn Thorley said that it is the Osceola Sheriffs department who enforce the speeding restrictions but that the HOA would contact the County to see if more speed limit signs could be put up.

A Homeowner asked what the \$120 dollars for the pond maintenance was for. Mark Hills said that this was for the chemical treatment of the water to prevent algae etc forming.

Date of Next Meeting

The date for the next meeting, which is the budget meeting, is September 16th 2014 at 6.30pm at the Crystal Cove clubhouse.

Adjournment

There being no further business to discuss, Bernard Thillet motioned to adjourn and this was seconded by Dona Bluteau. The meeting was adjourned at 7.45pm
